Karen Johnson Davidson County
Batch# 995645 AFFIDAVIT
04/24/2023 01:42:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230424-0030013

THIS INSTRUMENT PREPARED BY:
Broker Title & Escrow, LLC
1404 17th Ave South
Nashville, TN 37212

SCRIVENER'S AFFIDAVIT

WHEREAS, Clay Bass Wood, unmarried, ("Grantors") conveyed to Machael Ellenbogen, unmarried, a 75% undivided interest and Jamie Kopit, unmarried, a 25% undivided interest, ("Grantee") by a Warranty Deed dated January 20, 2022 and recorded in Instrument No. 20220201-0011682, in the Register's Office for Davidson County, Tennessee, the property commonly known as 6624 Upton Lane, Nashville, TN 37209.

WHEREAS the property conveyed was described as:

A certain tract of land in Cheatham County, in the State of Tennessee, described as follows:

Land located in Davidson County, Tennessee, being all of Lot No. 22, on the Plan of Section 26 Charlotte Park, formerly "Beacon Square Section 2", of record in Plat Book 3700, Page 91, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

WHEREAS a "scrivener's error" was made in the Grantee's Name.

NOW THEREFORE, Greg Fairbetter, ("Affiant") makes the following statements:

I acted as the closing agent in the transaction wherein Clay Bass Wood, unmarried, conveyed subject property to Machael Ellenbogen, unmarried, a 75% undivided interest and Jamie Kopit, unmarried, a 25% undivided interest. I was made aware of the Grantee's name and that it is incorrect, and this was the result of a "scrivener's error" by the Affiant or a member of his staff and that the intention of the Grantors in the said Warranty Deed was to convey to Michael Ellenbogen, unmarried, a 75% undivided interest and Jamie Kopit, unmarried, a 25% undivided interest the property described therein.

This Affidavit is made to correct any defect in title by reason of the aforesaid defective instrument by showing that the defect resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

Greg Fairbetter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Greg Fairbetter, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 24th day of April, 2023.

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

Notary Public
My Commission Expires: 3/22/26

Tennessee Certification of Electronic Document

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4.24.23 (date of document).

Affiant Signature

4.24.23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

